

GULFSTREAM POINT
A REPLAT OF A PORTION OF LOT 4, BLOCK 14, OF THE MAP OF THE TOWN OF HALLANDALE, PLAT BOOK B, PAGE 13,
IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.
MAY 2009

LEGAL DESCRIPTION:

THE SOUTH 100.00 FEET OF THE NORTH 300.00 FEET OF LOT 4, BLOCK 14, LESS AND EXCEPTING THE WEST 222.00 FEET THEREOF, MAP OF THE TOWN OF HALLANDALE, DADE CO. FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B AT PAGE 13 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF SECTION 27 TOWNSHIP 51 EAST, RANGE 42 SOUTH; THENCE N 00°09'58" E ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR 372.70 FEET TO A POINT BEING ON THE EASTERLY PROJECTION OF THE EASTERLY MOST NORTH LINE OF PARCEL "A" OF SOFFER PLAT PER PLAT BOOK 170 PAGE 178-180, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S 89°58'45" W ALONG SAID EASTERLY PROJECTION FOR 62.83 FEET TO THE EASTERLY NORTHEAST CORNER OF SAID PLAT, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 5, AND THE POINT OF BEGINNING; THENCE CONTINUE S 89°58'45" W ALONG SAID EASTERLY MOST NORTH LINE FOR 382.34 FEET; THENCE N 00°20'06" E ALONG THE WESTERLY MOST EAST LINE OF SAID PARCEL "A" FOR 100.00 FEET; THENCE N 89°58'45" E PARALLEL WITH SAID EASTERLY MOST NORTH LINE FOR 391.42 FEET TO A POINT ON SAID RIGHT OF WAY, ALSO BEING A NON-TANGENT POINT ON A CIRCULAR CURVE CONCAVED TO THE WEST AND WHOSE RADIUS POINT BEARS N 85°19'05"W; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY ALONG A 3446.00 FOOT RADIUS CURVE LEADING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°40'14" FOR AN ARC DISTANCE OF 100.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 38,715 SQUARE FEET, OR 0.889 ACRES, MORE OR LESS.

DEDICATION
STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)

KNOWN ALL MEN BY THESE PRESENTS THAT HALLANDALE FIRST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "GULFSTREAM POINT", A REPLAT.

ALL INGRESS/EGRESS AND UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED FOR THE USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, IN THE STATE OF FLORIDA, COUNTY OF BROWARD, THIS ____ DAY OF _____, 20____.

WITNESS:

1) _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____

2) _____
PRINT NAME: _____

ACKNOWLEDGMENT
STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, TO ME WELL KNOWN TO BE PERSON DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 200__.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES _____

MORTGAGEE:
STATE OF FLORIDA) SS
COUNTY OF)

THE UNDERSIGNED, BY FLORIDA COMMUNITY BANK, A FLORIDA BANKING CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND HOLDER OF A MORTGAGE ON THE HEREIN DESCRIBED PROPERTY, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 40269, AT PAGE 493, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENT TO BE SIGNED THIS ____ DAY OF _____, 200__.

WITNESS:

1) _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____

2) _____
PRINT NAME: _____

ACKNOWLEDGMENT
STATE OF FLORIDA) SS
COUNTY OF)

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, OF FLORIDA COMMUNITY BANK, A FLORIDA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE A FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES HEREON EXPRESSED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 200__.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES _____

CITY OF HALLANDALE BEACH COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT OF "HALLANDALE FIRST" HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. _____ ACCEPTED THIS ____ DAY OF _____ A.D., _____ AND THAT BY SAID RESOLUTION ALL RIGHTS-OF-WAY, THOROUGHFARES AND EASEMENTS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELLED AND SUPERSEDED.

"NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THE MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE."

ATTEST: _____ APPROVED: _____
DEPUTY CITY CLERK: SHARI CANADA CITY ENGINEER: RICHARD LABINSKY, P.E.

APPROVED BY: _____
MAYOR: JOY COOPER

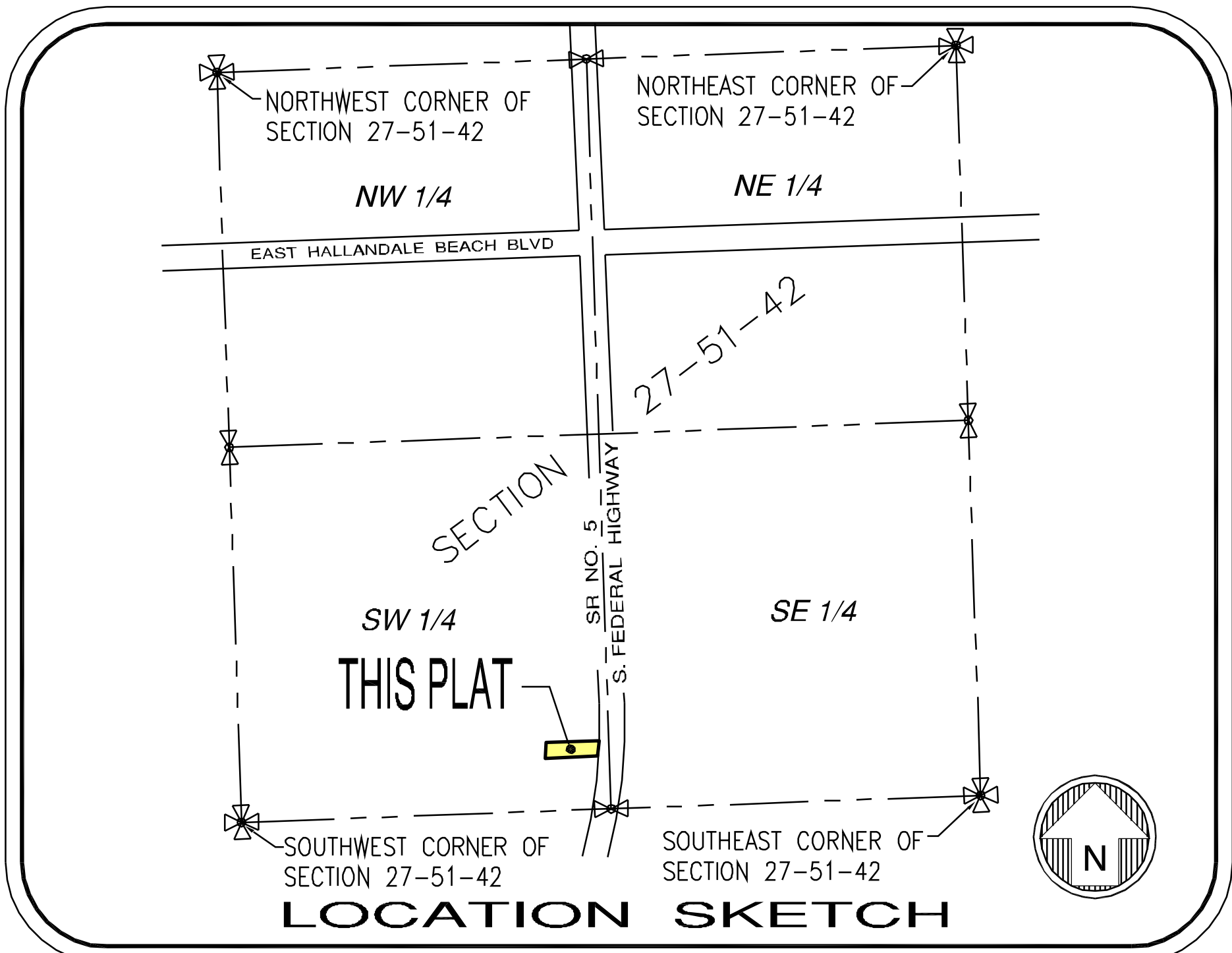
CITY OF HALLANDALE BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, HAS APPROVED AND ACCEPTED THE ATTACHED PLAT THIS ____ DAY OF _____, 200__.

BY: _____
CHAIRPERSON DATE

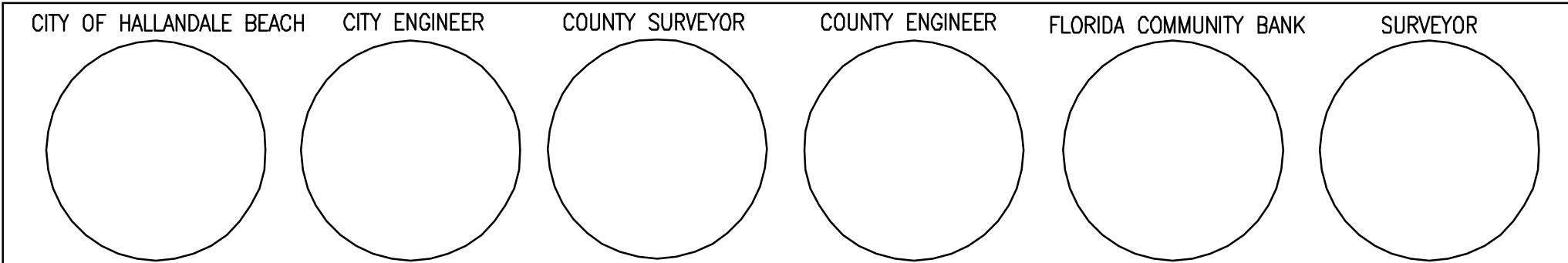
WITNESS: _____
PRINT NAME: _____

PREPARED BY:
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS & SURVEYORS AND MAPPERS
180 N.E. 168th. STREET NORTH MIAMI BEACH, FLORIDA.
PH.: 305-653-4493 / FAX: 305-651-7152
O.N.: 071271 REFERENCE: 2007-139
FIELD BOOK: 598/27 - SD



S.W. 1/4, SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA
NOT TO SCALE

EMBOSSSED SEALS



BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS ____ DAY OF _____, 200__.

BY: _____
CHAIRPERSON

THAT THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 200__.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION:**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN HEREBY APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 200__.

BY: _____
RICHARD TORNESE, P.E., DIRECTOR
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 40263

BY: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NUMBER LS4030

**BROWARD COUNTY FINANCE
AND ADMINISTRATIVE SERVICES DEPARTMENT,
COUNTY RECORDS DIVISION - MINUTES SECTION:**

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS ____ DAY OF _____, 200__.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY BY: _____ MAYOR - COUNTY COMMISSION

**BROWARD COUNTY FINANCE
AND ADMINISTRATIVE SERVICES DEPARTMENT,
COUNTY RECORDS DIVISION - RECORDING SECTION:**

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS ____ DAY OF _____, 200__, AND RECORDED IN PLAT BOOK _____ AT PAGE _____ RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY

**BROWARD COUNTY ENVIRONMENTAL PROTECTION
AND GROWTH MANAGEMENT DEPARTMENT**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 200__.

BY: _____ DIRECTOR/DESIGNEE

SURVEYORS' CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH ALL SURVEY SECTION OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS ____ DAY OF _____, 200__ IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND CONFORM TO STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BY: _____
DANIEL C. FORTIN, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS2853

FORTIN, LEAVY, SKILES, INC.,
CERTIFICATE OF AUTHORIZATION NUMBER: LB3653
180 NE 168TH STREET, NORTH MIAMI BEACH, FL 33162
305-653-4493 VOICE AND 305-651-7152 FAX

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

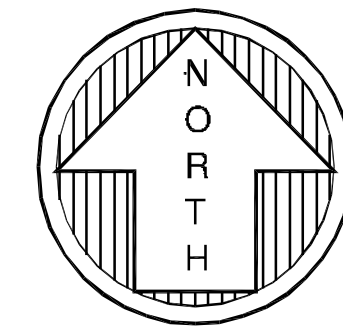
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MAY 2009

PREPARED BY:
FORTIN, LEAVY, SKILES, INC.
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AMENDED PLAT
HALLANDALE PARK NO. 4
PLAT BOOK 8, PAGE 42, B.C.R.



GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 FT.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S 89°57'39" E FOR THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST. CERTIFIED CORNER RECORDS MONUMENTS WERE USED TO DETERMINE THE ASSUMED BEARING.
2. BENCHMARK ELEVATIONS, ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON MIAMI-DADE COUNTY BENCHMARK #N-614 WITH AN ELEVATION OF 5.87 FEET, AT THE CORNER OF N.E. 209TH STREET AND U.S. HIGHWAY NO. 1.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 2014, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
5. IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY _____, 2014, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
6. THIS PLAT IS RESTRICTED TO 75,000 SQUARE FEET OFFICE USE; 7,500 SQUARE FEET OF COMMERCIAL USE; AND A 300 ROOM HOTEL, FREESTANDING BANKS AND/OR BANKS WITH DRIVE THRU FACILITIES ARE NOT PERMITTED, COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHIN THE OFFICE USE, AND RESIDENTIAL USES ARE NOT PERMITTED WITHIN THE HOTEL WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS, WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.
7. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
8. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091 (SUBSECTION 28) FLORIDA STATUTES: ALL PLATTED UTILITY EASEMENTS ARE ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND:

- P.R.M. = PERMANENT REFERENCE MONUMENT (LB 3653)
 - 4"x4" CONCRETE MONUMENT, 24" LENGTH
 - BRASS DISC
- P.C.P. = PERMANENT CONTROL POINT
- S.W.M.A. = SURFACE WATER MANAGEMENT AREA
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- NON-VEHICULAR ACCESS LINE
- O.R.B. = OFFICIAL RECORD BOOK
- D.C.R. = DADE COUNTY RECORDS (HISTORIC RECORDING REFERENCE)
- B.C.R. = BROWARD COUNTY RECORDS
- N: = NORTHING AND EASTING STATE PLANE COORDINATES
- P.B. = PLAT BOOK
- B.M. = BENCHMARK
- C.R. = CENTERLINE OF ROADWAY
- D.P. = DEED BOOK
- P.O. = PAGE
- NO. = NUMBER
- I.D. = IDENTIFICATION
- LS = LAND SURVEYOR
- LB = LICENSE BUSINESS
- SO FT = SQUARE FEET
- + = MORE OR LESS
- L = CURVE LENGTH
- A = CURVE ANGLE
- R = CURVE RADIUS
- CH. = CHORD BEARING/DISTANCE
- R/W = RIGHT-OF-WAY

